

**CHICAGO TITLE INSURANCE COMPANY** Kittitas County CDS

**Policy No. 72156-48545248**

**GUARANTEE**

CHICAGO TITLE INSURANCE COMPANY, a Florida corporation, herein called the Company, guarantees the Assured against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

PLEASE NOTE CAREFULLY THE LIABILITY EXCLUSIONS AND LIMITATIONS AND THE SPECIFIC ASSURANCES AFFORDED BY THIS GUARANTEE. IF YOU WISH ADDITIONAL LIABILITY, OR ASSURANCES OTHER THAN AS CONTAINED HEREIN, PLEASE CONTACT THE COMPANY FOR FURTHER INFORMATION AS TO THE AVAILABILITY AND COST.

Dated: October 4, 4202

Issued by:

AmeriTitle, LLC  
503 N Pearl St., Ste 101  
Ellensburg, WA 98926  
(509) 925-1477

**Kami Sinclair**

Authorized Signer

CHICAGO TITLE INSURANCE COMPANY



By:

*[Signature]*

President

ATTEST

*[Signature]*

Secretary

*Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.*

Subdivision Guarantee Policy Number: 72156-48545248

## **SUBDIVISION GUARANTEE**

Order No.: 653448AM  
Guarantee No.: 72156-48545248  
Dated: October 4, 4202

Liability: \$1,000.00  
Fee: \$350.00  
Tax: \$29.40

Your Reference: 4871 Tjossem Rd., Ellensburg, WA 98926

Assured: Tyler Schmitt and Rikki Carter Schmitt

The assurances referred to on the face page are:

That, according to those public records with, under the recording laws, impart constructive notice of matters relative to the following described real property:

See attached Exhibit 'A'

Title to said real property is vested in:

Tyler Schmitt and Rikki Carter Schmitt, husband and wife

**END OF SCHEDULE A**

Subdivision Guarantee Policy Number: 72156-48545248

**(SCHEDULE B)**

Order No: 653448AM  
Policy No: 72156-48545248

Subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

**EXCEPTIONS:**

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
4. Any lien for service, installation, connection, maintenance, tap, capacity or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records
5. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
6. General Taxes and Assessments – total due may include fire patrol assessment, weed levy assessment and/or irrigation assessment, if any. Taxes noted below do not include any interest or penalties which may be due after delinquency.

Note: Tax year runs January through December with the first half becoming delinquent May 1st and second half delinquent November 1st if not paid. For most current tax information or tax printouts visit: <http://taxsifter.co.kittitas.wa.us> or call their office at (509) 962-7535.

Tax Year: 2024  
Tax Type: County  
Total Annual Tax: \$12,212.97  
Tax ID #: 800233  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$6,106.49  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2024  
Second Installment: \$6,106.48  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2024

Subdivision Guarantee Policy Number: 72156-48545248

7. Communication assessment for the year 2024, which becomes delinquent after April 30, 2024, if not paid.  
Amount : \$35.00 (Paid)  
Parcel No. : 800233

Note: This exception is for informational purposes only and will be removed from the final policy as the assessment is not a lien on real property.

8. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from State of Washington to J. H. Harrison and Emma Pederson.  
Dated: November 1, 1917 and November 24, 1919  
[Book: 32 of Deeds, Page 54](#), and [Book: 33 of Deeds, Page 576](#)  
The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
9. Agreement and the terms and conditions contained therein  
Between: Hans Hansen  
And: Martin Holm  
Dated: June 27, 1910  
Book 3 of Water Rights, page 41
10. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Steven C. Rosbach and Christine S. Rosbach, husband and wife  
Purpose: Pipelines, concrete ditches, or other irrigation structures, and any other purposes including ingress and egress for maintenance and repair of said easement  
Recorded: May 4, 1992  
Instrument No.: [548567](#)  
Affects: A portion of said premises
11. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:  
Amount: \$350,000.00  
Trustor/Grantor: Tyler Schmitt and Rikki Carter Schmitt, husband and wife  
Trustee: NexTitle  
Beneficiary: Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for Evergreen Moneysource Mortgage Company  
Dated: November 13, 2020  
Recorded: November 20, 2020  
Instrument No.: [202011200044](#)

#### END OF EXCEPTIONS

**Notes:**

Note No. 1: Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

Note No. 2: All documents recorded in Washington State must include an abbreviated legal description and tax parcel number on the first page of the document. The abbreviated description for this property is: Ptn of the S Half of the NW Quarter of Section 16, Township 17 N, Range 19 E, W.M.

Note No. 3: A mobile home is located on the real property that is the subject of this transaction. AmeriTitle, LLC assumes no responsibility to obtain the Title Elimination Application nor to complete the same. The Title Elimination Application may or may not be necessary to this transaction.

By this note, AmeriTitle, LLC is advising the parties to review with their attorneys the requirements of said Application as related to this transaction.

AmeriTitle, LLC will give no advice nor assume any duties regarding said Application process.

NOTE: In the event any contracts, liens, mortgages, judgments, etc. which may be set forth herein are not paid off and released in full, prior to or immediately following the recording of the forthcoming plat (short plat), this Company will require any parties holding the beneficial interest in any such matters to join in on the platting and dedication provisions of the said plat (short plat) to guarantee the insurability of any lots or parcels created thereon. We are unwilling to assume the risk involved created by the possibility that any matters dedicated to the public, or the plat (short plat) in its entirety, could be rendered void by a foreclosure action of any such underlying matter if said beneficial party has not joined in on the plat (short plat).

**END OF GUARANTEE**

## **EXHIBIT 'A'**

File No. 653448AM

That portion of the South Half of the Northwest Quarter of Section 16, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington, lying South of a line 330 feet North of and parallel to the center line of Tjossem Road, described as follows:

Commencing at the Southwest corner of the Northwest Quarter of said section and running thence North along the West boundary line thereof 30 feet to the Northerly boundary line of county road right of way; thence North 88°29' East along said Northerly boundary of right of way, 1767.77 feet to the point of beginning; thence North 1°31' West 300 feet to a point of a line lying 330 feet North of the center line of said Tjossem Road; thence East along said line parallel to the center line of said road to the West right of way boundary line of the Ferguson County Road; thence South along the said West line to a point of intersection with the North right of way line of the Tjossem Road; thence West along said North line to the true point of beginning.

# 4871 Tjossem Rd. - 800233



Date: 9/26/2024

**Disclaimer:**  
Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.

1 inch equals 188 feet

0 0.010.02 0.04 mi

